

CERTIFICATE OF INSPECTION**VALID FOR ONE YEAR**

Address:	190 Gould Ave.	Date:	July 8, 2015
Perm. Parcel No:	811-19-056	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	Roy Kirschenbaum	Maximum Occupancy:	5 persons
Mail to:	same	Property:	Legal Conforming [X] Legal Non-Conforming [] Illegal []

Upon inspection, we find that said property is in need of repairs as follows:

EXTERIOR ITEMS:

1. All masonry (block, brick, etc. – chimneys, foundations, brick steps, brick fronts, veneers, etc.) must be in good, sound condition with no loose or missing brick, block or mortar. Replacement materials, including mortar colors, must match the originals in nature, texture, color and style. Caulking may not be used to replace masonry mortar. Tuck point all masonry accordingly.
2. Scrape and paint electric mast on side of house.

GENERAL GARAGE ITEMS:

1. Floors must be concrete material and be free of serious or misaligned cracks. Repair the garage floor.

DRIVEWAYS, SIDEWALKS, AND STAIRS:

1. Remove and replace 3 squares of driveway concrete. Driveway concrete shall be a minimum of 4-inches in thickness. The small block in front of house and one behind house.
2. Replace catch basin grate in driveway.
3. Repair the cracks in driveway by using hydraulic cement.

GENERAL PLUMBING ITEMS:

1. Add a vacuum breaker (backflow preventer) at all faucets with threaded hose connections such as laundry tub and hose bibs, but not at washing machine faucets.
2. Install an air admittance valve and p-trap under the utility tub and bathroom sink, in basement. Have a licensed plumber make correction and a permit is required.
3. Install correct no-hub bands in basement for kitchen sink drain.
4. Secure sump pump drain by using 2 hole galvanized clamps, one low and one high.
5. Install full port ball valve on house side of water meter.

NOTICE: THIS IS A VISUAL INSPECTION. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR FAILURE TO REPORT VIOLATIONS THAT MAY EXIST AND MAKES NO GUARANTEE WHATSOEVER THAT FUTURE VIOLATIONS CANNOT, OR WILL NOT OCCUR.

NOTICE

Violations identified as **REQUIRED MAINTENANCE VIOLATIONS**, must be corrected and inspected no later than **SIX MONTHS from date of transfer (weather permitting)**. An escrow account shall be established with an amount of money equal to 150% of the value of the work required to correct **ALL** outstanding violations. **Corrections will be the responsibility of the individual named on the Escrow Hold Statement.**

**PERMITS ARE REQUIRED FOR HVAC,
PLUMBING, ELECTRICAL AND MAJOR
CARPENTRY.**

CITY OF BEDFORD BUILDING DEPARTMENT**Inspector: Robert Brown**

Certificate of Inspection
190 Gould Ave.
Roy Kirschenbaum
July 8, 2015

BASEMENT ITEMS:

1. A smoke detector is required: 110 v. type for open joist ceiling.

BASEMENT - BATH ITEMS:

1. Caulk base of toilet leaving 1/2" in rear without caulk.

INTERIOR ITEMS:

1. Install a new smoke detector on the first floor level and in all sleeping rooms.

THE CITY **REQUIRES** VERIFICATION THAT ALL ASSESSMENTS FROM THE CITY OF BEDFORD FINANCE DEPARTMENT (440-735-6504) HAVE BEEN ACKNOWLEDGED AND WILL BE **PAID**. VERIFICATION MAY BE ACCOMPLISHED BY SHOWING THAT THE SPECIAL ASSESSMENT AMOUNT DUE IS BEING HELD IN AN ESCROW ACCOUNT. **THIS IS REQUIRED PRIOR TO ISSUANCE OF THE C/O FOR TITLE TRANSFER**

This dwelling unit has been measured and determined to be approved for a maximum of FIVE (5) occupants (total of both adults and children)